

037.0

0002

0015.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONTotal Card / Total Parcel  
829,500 / 829,500

APPRAISED:

829,500 / 829,500

USE VALUE:

829,500 / 829,500

ASSESSED:

829,500 / 829,500


**Patriot**  
Properties Inc.
**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
41-43		DECATUR ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: SUGRUE TERESA TRUSTEE	
Owner 2: JTZ REALTY TRUST	
Owner 3:	
Street 1: 281 STEARNS RD	
Street 2:	

Twn/City: MARLBOROUGH	
St/Prov: MA	Cntry:
Postal: 01752	Type:

PREVIOUS OWNER	
Owner 1: ZARBA JOSEPH A & TERESA A -	
Owner 2: -	
Street 1: 7 PINE RIDGE ROAD	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02476	

NARRATIVE DESCRIPTION	
This parcel contains .097 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Aluminum Exterior and 2419 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)																											
Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4230		Sq. Ft.	Site		0	64.	1.29	3									350,017							350,000

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	4230.000	479,500		350,000	829,500		25181
Total Card	0.097	479,500		350,000	829,500	Entered Lot Size	GIS Ref
Total Parcel	0.097	479,500		350,000	829,500	Total Land:	GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	342.95	/Parcel: 342.95	Land Unit Type:	Insp Date
							06/13/18

!3081!

**USER DEFINED**

Prior Id # 1: 25181

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

Total AC/Ha: 0.09711

Total SF/SM: 4230

Parcel LUC: 104 Two Family

Prime NB Desc: ARLINGTON

Total: 350,017

Spl Credit

Total: 350,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>												
Type:	13 - Multi-Garden			Full Bath:	2	Rating:	Average																	
Sty Ht:	2A - 2 Sty +Attic			A Bath:	Rating:																			
(Liv) Units:	2	Total: 2			3/4 Bath:	Rating:																		
Foundation:	2 - Conc. Block			A 3QBth:	Rating:																			
Frame:	1 - Wood			1/2 Bath:	Rating:																			
Prime Wall:	3 - Aluminum			A HBth:	Rating:																			
Sec Wall:				OthrFix:	Rating:																			
Roof Struct:	1 - Gable			<b>OTHER FEATURES</b>																				
Roof Cover:	1 - Asphalt Shgl			Kits:	2	Rating: Good																		
Color:	BLUE			A Kits:	Rating:																			
View / Desir:				Frl:	Rating:																			
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:																			
Grade:	C - Average			<b>CONDOS INFORMATION</b>																				
Year Blt:	1927	Eff Yr Blt:			Location:																			
Alt LUC:				Total Units:																				
Jurisdct:				Floor:																				
Const Mod:				% Own:																				
Lump Sum Adj:				Name:																				
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>												
Avg Ht/FL:	STD			Phys Cond:	AG - Avg-Good	26.	%	Exterior:	No Unit			RMS	BRS	FL										
Prim Int Wal	2	- Plaster		Functional:				Interior:	2			5	2											
Sec Int Wall:				Economic:				Additions:																
Partition:	T	- Typical		Special:				Kitchen:																
Prim Floors:	3	- Hardwood		Override:				Baths:																
Sec Floors:				Total:	26.4 %			Plumbing:																
Bsmnt Flr:	12	- Concrete		<b>CALC SUMMARY</b>				Electric:																
Subfloor:				Basic \$ / SQ:	180.00			Heating:																
Bsmnt Gar:				Size Adj:	1.13837206			General:																
Electric:	3	- Typical		Const Adj:	0.98000199			<b>COMPARABLE SALES</b>																
Insulation:	2	- Typical		Adj \$ / SQ:	200.809			Rate	Parcel ID	Typ	Date	Sale Price												
Int vs Ext:	S				Other Features:	107500																		
Heat Fuel:	2	- Gas		Grade Factor:	1.00																			
Heat Type:	5	- Steam		NBHD Inf:	1.00000000																			
# Heat Sys:	2				NBHD Mod:																			
% Heated:	100	% AC:		LUC Factor:	1.00																			
Solar HW:	NO	Central Vac:		Adj Total:	651451																			
% Com Wal	% Sprinkled			Depreciation:	171983																			
				Deprecated Total:	479468																			
<b>MOBILE HOME</b>				Make:				WtAv\$/SQ:	AvRate:	Ind.Val														
<b>SPEC FEATURES/YARD ITEMS</b>				Model:																				
				Serial #:																				
				Year:																				
				Color:																				
<b>PARCEL ID</b> 037.0-0002-0015.0																<b>IMAGE</b>								
																<b>AssessPro Patriot Properties, Inc</b>								
																								
More: N				Total Yard Items:				Total Special Features:				Total:												